

ES

**MALONE PLACE**  
1,129 LOTS

**BARNEY FARMS**  
1,700 LOTS

# NEW DEVELOPMENT OPPORTUNITY

ANCHORS & SHOPS FOR LEASE  
IRONWOOD CROSSING

**IRONWOOD CROSSING**  
(FULTON HOMES)  
2,100 HOMES

**Rommie Mojahed**  
Director of Sales & Leasing  
O: 480.425.5534  
[rommie.mojahed@svn.com](mailto:rommie.mojahed@svn.com)

**Lindsey Dulle**  
Advisor  
O: 480.425.5535  
[lindsey.dulle@svn.com](mailto:lindsey.dulle@svn.com)



**PHASE 2**



**PHASE 1**  
(NOT A PART)



**IRONWOOD RD. (+35,000 VPD)**

**OCOTILLO RD. (+35,000 VPD)**



# Property Snapshot & Highlights



## PROPERTY SNAPSHOT & HIGHLIGHTS - CONVERGENCE OF QUEEN CREEK & SAN TAN VALLEY

- As compared to **Queen Creek Marketplace** which is over-served in Total Retail Trade with Food & Drink at \$234,060,747 [Demand at \$106,118,752] in retail sales, the intersection of **Ironwood and Ocotillo** is under-served in Total Retail Trade with Food & Drink currently at \$20,001,056 [demand at \$145,875,674]. The current Retail Gap for Ironwood & Ocotillo is over \$137,000,000 in a 1-mile radius. At 3 miles, the Retail Gap for Ironwood & Ocotillo is over \$424,000,000. [ESRI, 2017].
- In a 5-mile radius the population is comprised of **2 Dominant LifeMode Groups: Boomburbs, and Up and Coming Families**. Boomburbs are an affluent group of young professionals with families, homeowners, over half are college graduates that commute, are well-connected and have a Median Household income of over \$100,000. Up and Coming Families are one of the fastest growing LifeMode Groups in the country. These are new families, 66% have some college or a degree, are an ambitious hard-working labor force and most households have 2 wage earners with a Median Household Income of \$64,000.
- **Phoenix-Mesa Gateway Airport** has a \$1.3 billion annual impact and currently supports more than 10,000 jobs. The FAA gave approval for development of 700 acres to the north that will include a future commercial terminal plus industrial, commercial and residential development.
- Recently announced **Skybridge**, the nations first International Air Cargo Hub to house both Mexican and U.S. Customs will create 17,000 new jobs and increase the number of cargo flights by 2,000/year. Skybridge is a \$230 million, 360-acre commercial development that will include office, warehouse, flex, and retail space as well as a 242-bed hotel.
- **State Route 24:** \$146 million freeway extension between Ellsworth and Ironwood Roads commences November 2019 allowing access to the new airport terminal and give Queen Creek and San Tan Valley drivers much better access to larger Valley cities.
- **Banner Ironwood Medical Center** just 2.5 miles south intends to expand both the hospital and medical facilities from 86 to more than 500 beds at capacity.
- **ASU Polytechnic Campus** 2020 enrollment target is 15,000 students.
- Queen Creek, AZ tops the list for highest job growth in the State.
- Queen Creek, San Tan Valley and southern communities use one of two North-South arterials: Ellsworth and Ironwood Roads.
- Pinal County estimates that by the year 2050 San Tan Valley will have a population of over \$1.7 million people.



## LOCATION HIGHLIGHTS - SAN TAN VALLEY

- Traffic Count: 47,000 Cars Per Day at Intersection
- Adjacent to a new Safeway center - NOW OPEN
- 1 Mile North of Banner Ironwood Medical Center
- 2020 Freeway Exit on Ironwood
- Huge Residential Growth, primarily families
- Join: McDonald's, Walgreens, Pet Club, Anytime Fitness, Dunkin Donuts, and Chevron

# Site Plan



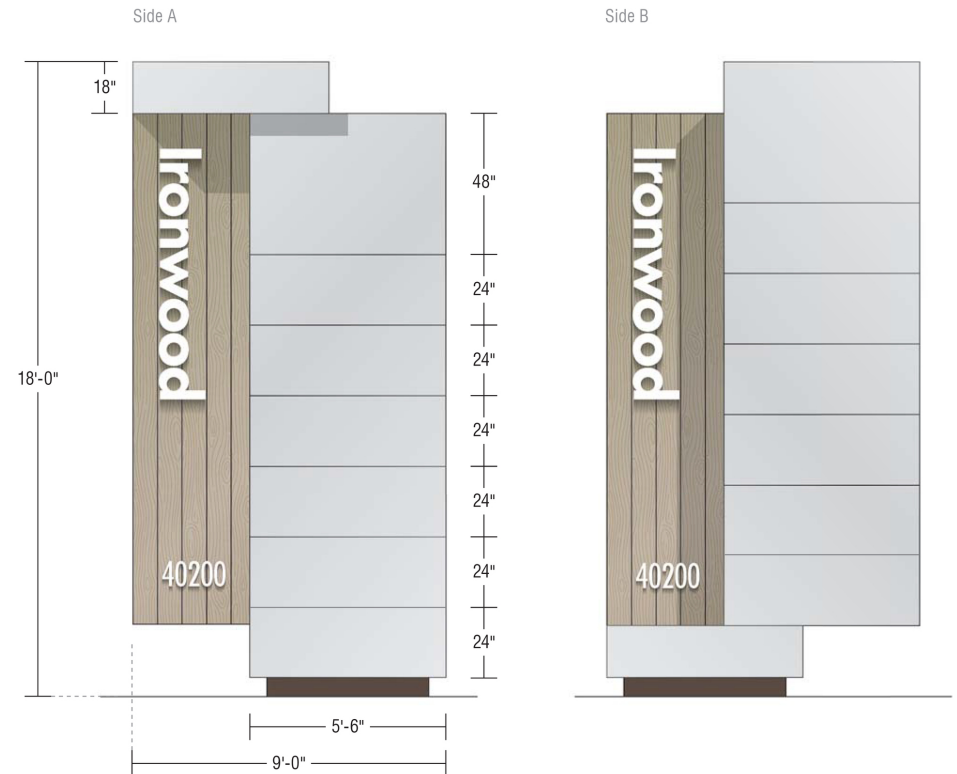
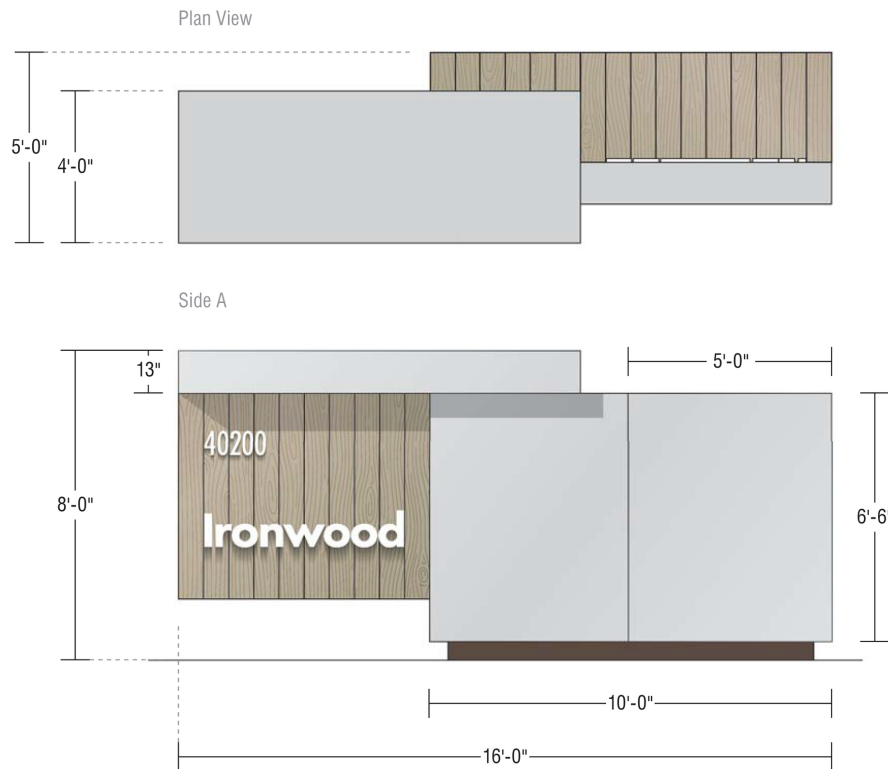


# Safeway Is Now Open!





# Ironwood Crossing Signage





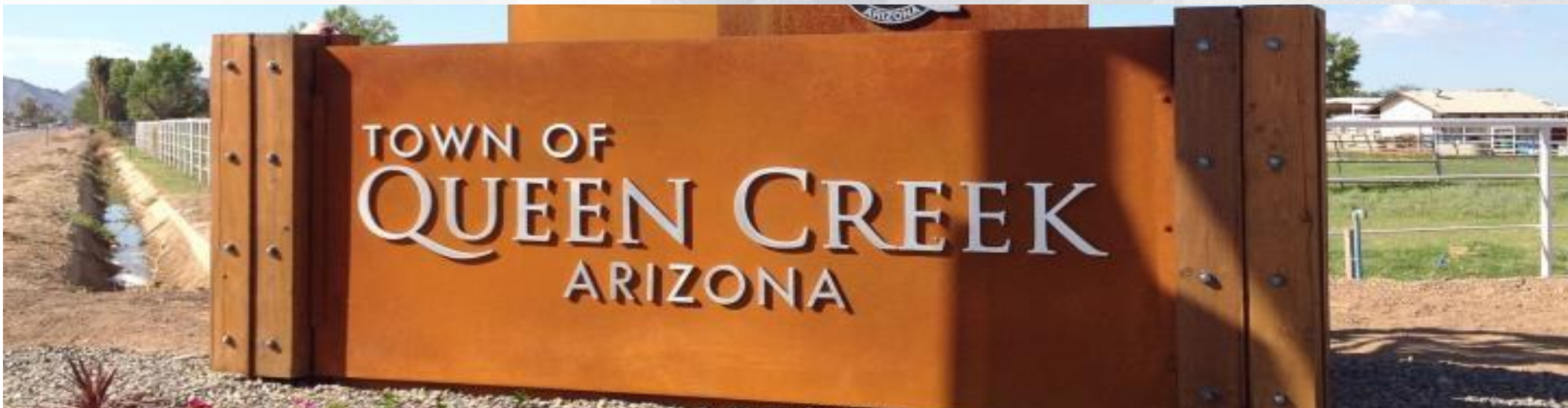
# #1 State For Future Job Growth



## NOTABLE RANKINGS

- Top 5 for Small Businesses
- #10 Fastest Growing Cities
- Metro Phoenix Ranked Best City for Working Parents
- Top 20 Best Places For Startups
- Eight Best City for Recent College Graduates Seeking a Job
- Arizona State University #1 in U.S. for Innovation
- #1 in Swiping Financial Jobs from Wall Street
- Phoenix Top 10 Physically Fit Cities in the World
- 14th Safest City in America
- #1 Airport in the U.S - Phoenix Sky Harbor





## QUEEN CREEK

Queen Creek which was founded in 1989 has been steadily growing into one of Arizona's favorite towns. Beginning from rich cultural roots to one of the most innovation planned family friendly home towns in Arizona. The Southeast Valley has seen substantial growth over the last decade and Queen Creek is a driving factor of the positive growth. The Town of Queen Creek is resident focused and has taken steps to manage growth while fulfilling resident's dreams for the community. The Town offers a growing abundance of beautiful residential communities with great amenities such as parks, trails, and community centers, making the Town ideal for families.

## QUEEN CREEK HIGHLIGHTS

Best Places to Work - #11 Midsize Company [2018]

Award of Merit for the Overall Campaign [General Plan Update] 2018 - PRSA Phoenix

A+ Rating for Town Amenities Areavibes.com

Distinguished Budget Presentation Award [2018] - Government Finance Officers Association

Vast Amount of New Residential Development Underway

Beautiful Parks and Quality Hike/Bike Trails Near Communities

Positive Growth Ahead



# Queen Creek Attractions



## QUEEN CREEK OLIVE MILL

The Queen Creek Olive Mill is a family owned company that grows and presses olives for the production of high quality extra virgin olive oil from our farm to your table. The 100-acre family-owned farm is home to 7000 olive trees that provide a true blossom-to-bottle experience for visitors. The Olive Mill is a local highlight that attracts plenty of visitors who desire to experience first-hand how the olives are pressed into fresh extra virgin olive oil, as well as taste their way through the gourmet marketplace.



## SAN TAN MOUNTAIN REGIONAL PARK

San Tan Mountains Regional Park is a large urban park located in Pinal County. It encompasses over 10,000 acres and preserves a portion of the San Tan Mountains, south of Queen Creek. The regional park offers over eight miles of trails for hiking, mountain biking, and horseback riding. The trails within the San Tan Mountain Regional Park are very popular because they offer a unique perspective of the lower Sonoran Desert with wonderful wildlife, plant-life, and scenic mountain views. The San Tan Mountains Regional Park offers great outdoor recreation and adds to the beauty of the community.



## SCHNEPF FARMS

Schnepf Farms is a family owned and operated 4th generation farm known mainly for their Fall pumpkin festival and their UPICK peaches which allows visitors to pick their own fruits. They are the largest organic peach grower in the State of Arizona. visitors can enjoy a country store, bakery, petting zoo, play yards, train rides, Upick organic gardens and orchards, hay rides, Farmhouse museum, gift shops, Breakfast, Lunch, Tours, Educational tours, cooking classes, farm classes and more. The beautiful farm is home to local events and weddings.



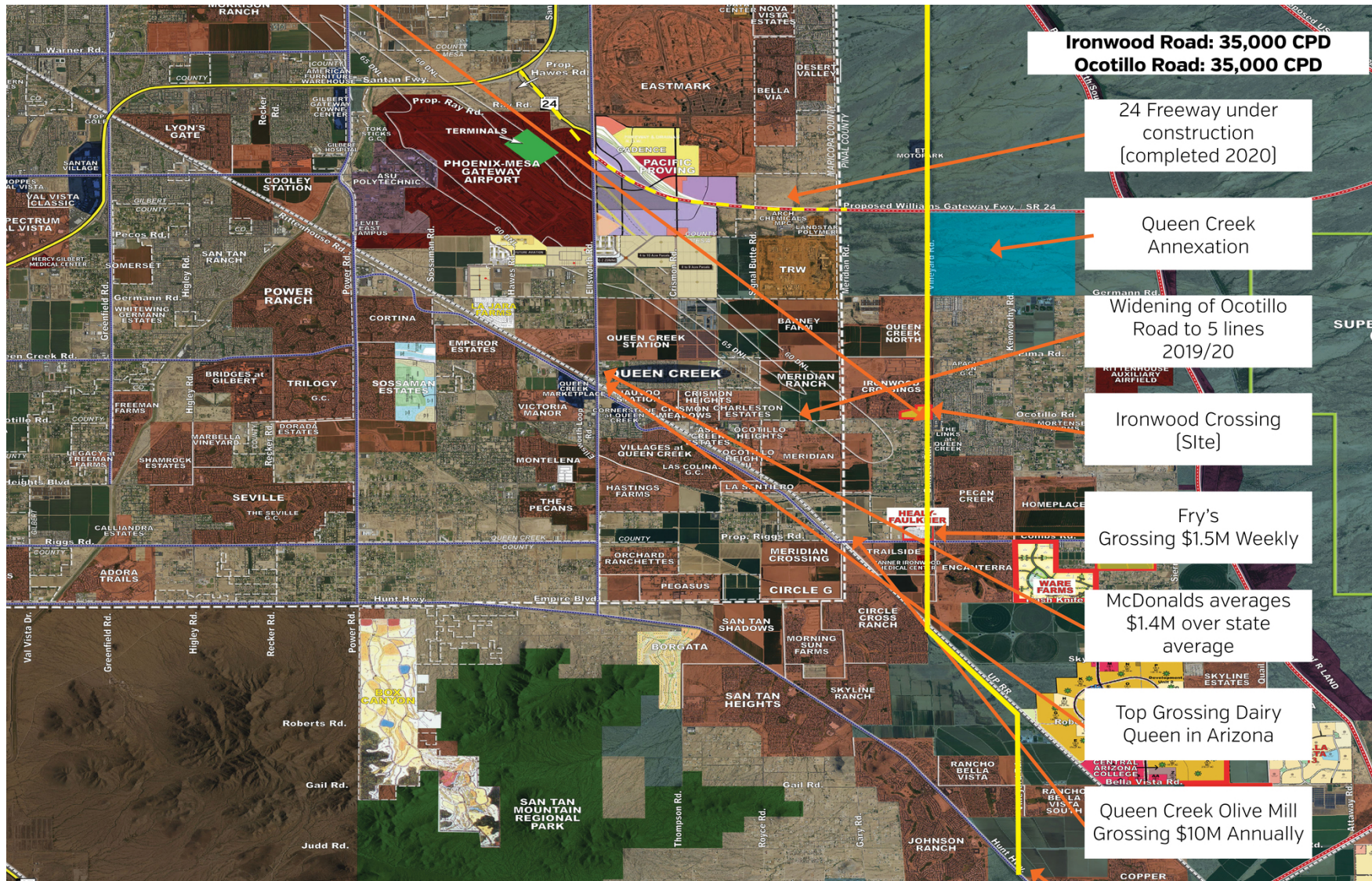
# New Housing Map



WINN-DIXIE IRONWOOD RD & PIMA RD CHARTERED 2022-85146

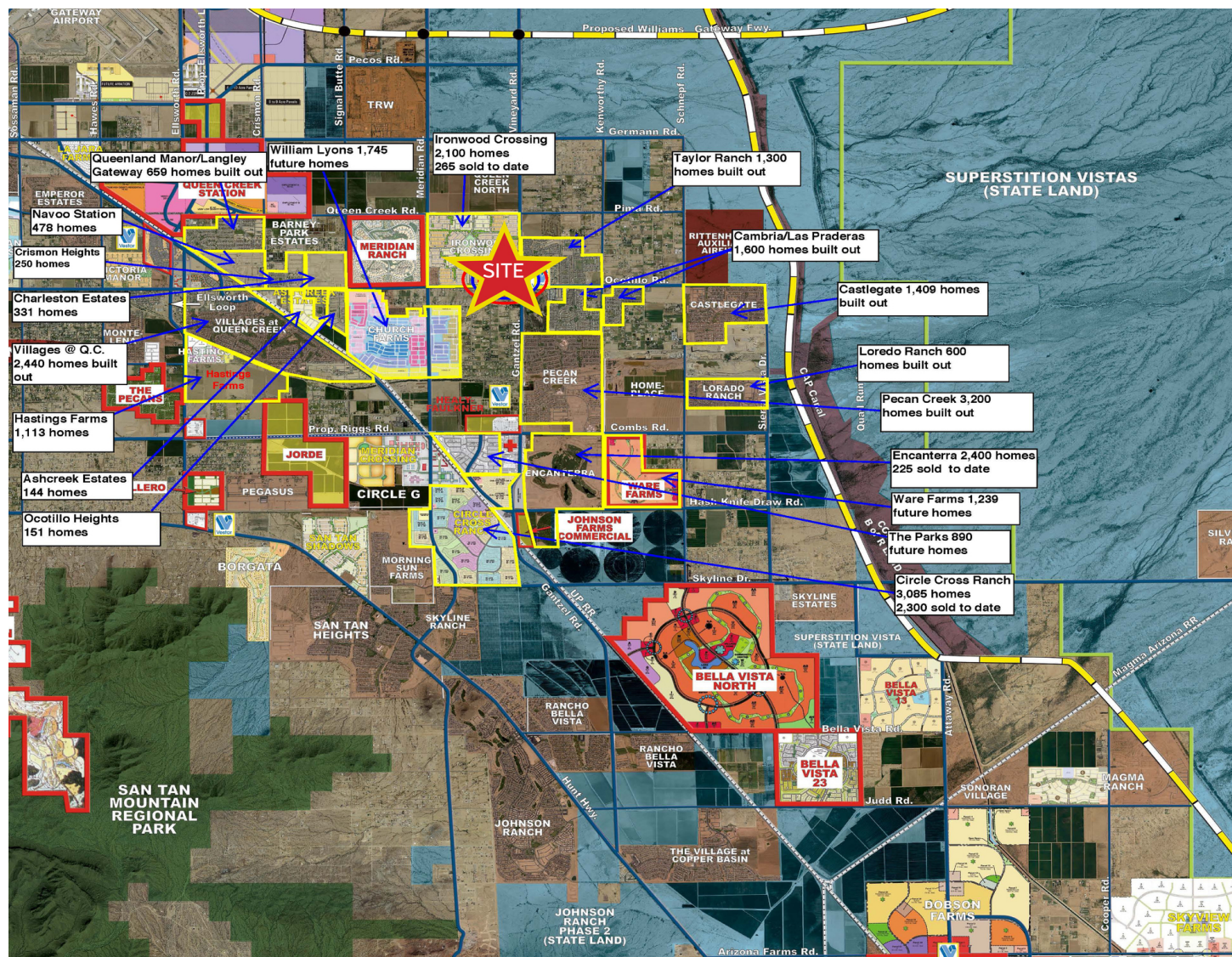


# Traffic Funnel & Infrastructure



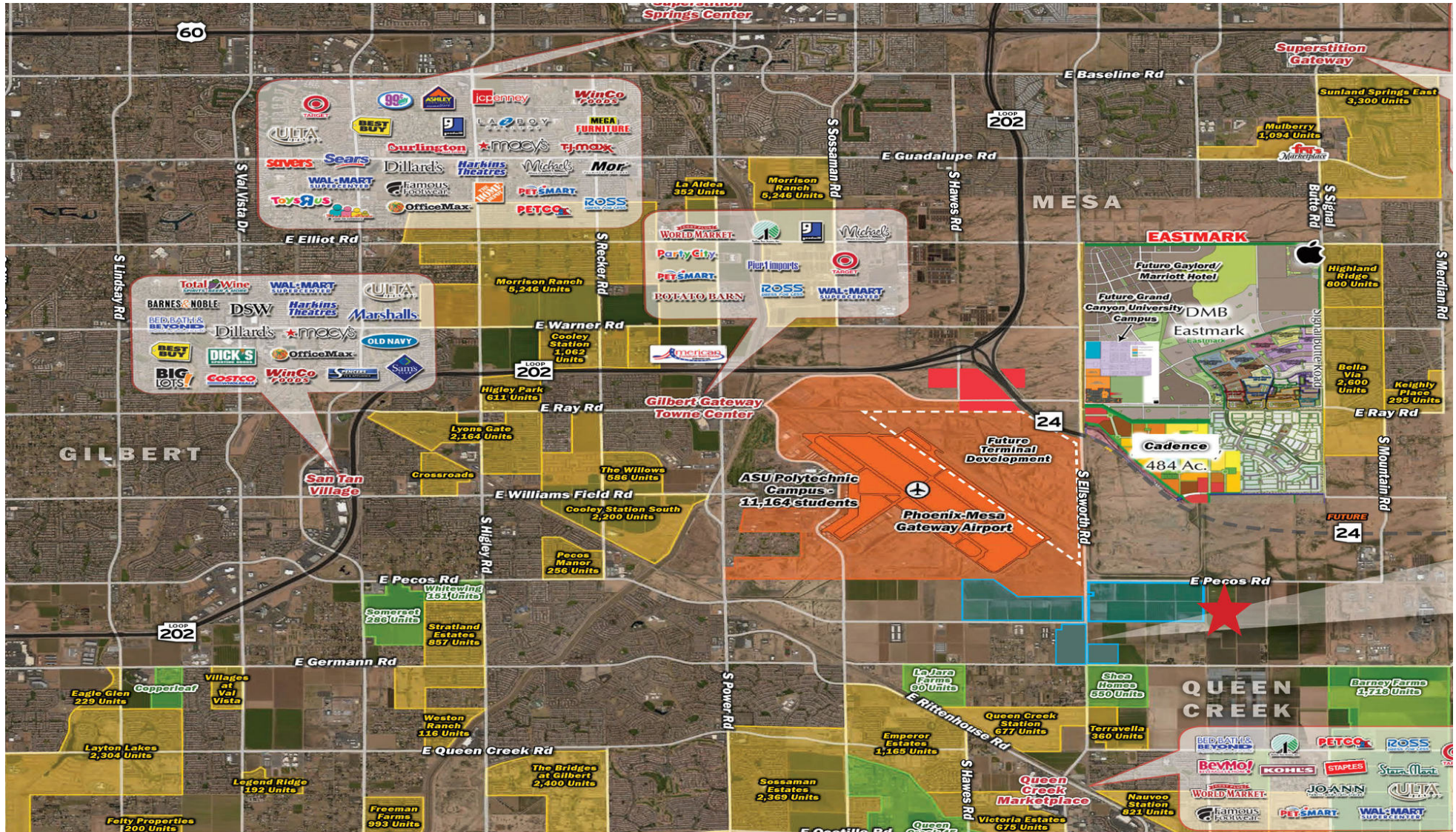


# New Housing Developments



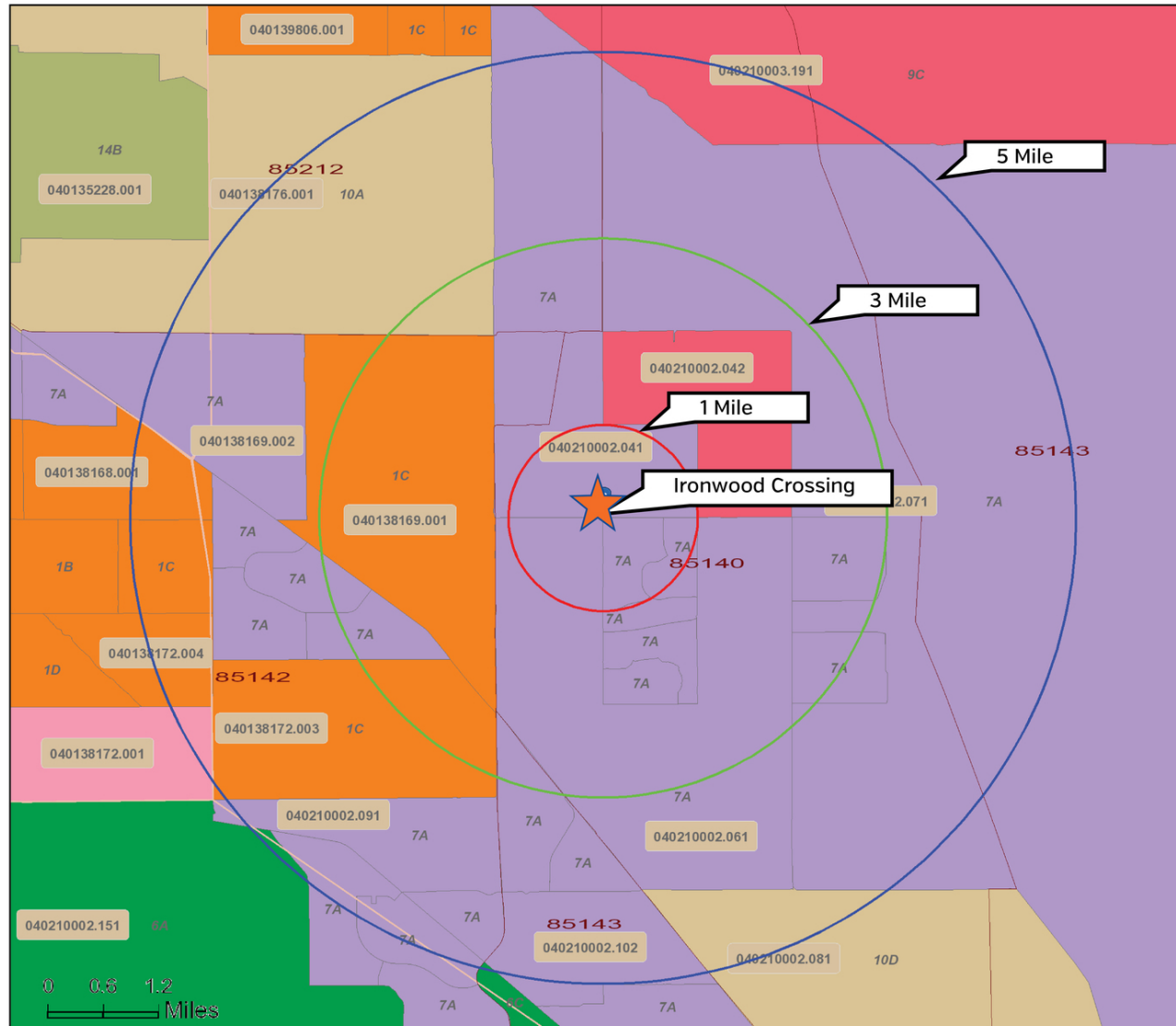


# Retail Map





# Tapestry Report



## Boomburbs:

**Households: 1,695,000**  
**Average Household Size: 3.22**  
**Median Age: 33.6**  
**Median Household Income: \$105,000**

### ::Our Neighborhood::

- Growth markets are in the suburban periphery of large metropolitan areas.
- Young families are married with children; average household size is 3.22.
- Home ownership is 84% with the highest rate of mortgages, 78%.
- Primarily single-family homes, in new neighborhoods, 72% built since 2000.
- Median home value: \$293,000
- Lower housing vacancy rate: 5.3%
- The cost of affordable new housing comes at the expense of one of the longest commutes to work, over 30 minutes average, including a disproportionate number [34.5%] commuting across country.

### ::SocioEconomic Traits::

- Well educated young professionals, 52% are college graduates.
- Unemployment is low at 5.2%; high labor force participation at 72%; most households have more than two workers.
- Longer commute times from the suburban growth corridors have created more home workers.
- They are well connected: own the latest devices and understand how to use them efficiently; biggest complaints - too many devices and too many intrusions on personal time.
- Financial planning is well under way for these professionals.

## Up and Coming Families:

**Households: 2,562,000**  
**Average Household Size: 3.10**  
**Median Age: 30.7**  
**Median Household Income: \$64,000**

### ::Our Neighborhood::

- New suburban periphery: new families in new housing subdivisions.
- Building began in the housing boom of the 2000's and continues in this fast-growing market.
- Single family homes with a median value of \$174,000 and lower vacancy rate.
- The price of affordable housing; longer commute times.

### ::SocioEconomic Traits::

- Education: 66% have some college education or degree(s)
- Hard-working labor force with a participation rate of 71% and low unemployment at 7%.
- Most households (63%) have 2 or more workers.
- Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions.

Source: Esri